

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: James Cross
FROM:	Stephen Gee WSCC - Highways Authority
DATE:	24 May 2021
LOCATION:	Warwick Nursery Barnham Road Eastergate Barnham PO20 3RT
SUBJECT:	BN/153/20/PL 44 No. dwellings & associated infrastructure. This site falls within the BEW Strategic Site, CIL Zone 1 (Zero Rated).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice / No Objection
S106 CONTRIBUTION TOTAL:	TBC

A revised technical note and designer's response have been provided.

Revised Access / TM scheme

A revised traffic management scheme as been developed to include the introduction of two Vehicle Activated Signs along Barnham Road and village gateway feature. Consultation has been undertaken with local stakeholders in line with WSCC policy. A stage 1 RSA has also been undertaken which highlighted 1 issue which has been agreed with within the designer's response.

The location of the eastern gateway feature has been selected based on the existing and future access proposals of the Boweries site which also forms part of the mini masterplan area.

Pedestrian and cycle connectivity

Connections to adjoining sites and to adjoining sites are shown within the TA. Dropped kerbs and tactile paving is provided to allow residents to cross Barnham Road.

Vehicle Tracking

A temporary turning head is provided to the south east of the development and would allow refuse vehicles to serve the site in advance of adjoining developments coming forward.

The site access has also been widened from 4.8m to 5.5m and would improve the ability for refuse vehicle and fire tenders to enter the site. Whilst it is noted that visibility for vehicles heading westbound and turning left into the site is low the kerb radii of 6m would address concerns.

Footway to Little Warwick

The applicant has provided justification (low flows) as to why the absolute minimum width of a 1m footway is provided and would be sufficient to provide access to Little Warwick. Whilst a wider provision would be preferable it would not result in a reason for refusal.

Visitor Parking

The provision of visitor parking across the development remains very imbalanced, however an extra space has been provided to serve the northern element of the development. This raises the total to 15 across the site, again a reprovision across the site would be preferable but would not result in a reason for refusal.

No objection is raised to the application subject to the following S106 and conditions:

S106

- Proportional contribution towards BEW infrastructure requirements; and
- £1,500 towards the auditing of the required travel plan statement.

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Speed Reduction Scheme and numbered 10635/302 Rev P4.

Reason: In the interests of road safety.

Car parking space (details approved – for larger sites)

No dwelling shall be first occupied until the car parking serving the respective dwelling has been constructed in accordance with the approved site plan. Once provided the spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

EVC Parking Spaces

No part of the development shall be first occupied until Electric Vehicle Charging spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with national sustainable transport policies

Cycle parking (for larger sites)

No dwelling shall be first occupied until covered and secure cycle parking spaces serving the respective dwelling have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to

throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Travel Plan Statement (to be approved)

No part of the development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Informatives

Works within the Highway – Implementation Team

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Provision of Adoptable Highway

The applicant is advised to enter into a legal agreement with West Sussex County Council, as Highway Authority, to cover the proposed adoptable on-site highway works. The applicant is requested to contact The Implementation Team Leader (01243 642105) to commence this process. The applicant is advised that any works commenced prior to the S38 agreement being in place are undertaken at their own risk.

Temporary directional signs to housing developments (Major apps only 10 units +)

The applicant is advised that they must apply and obtain approval from West Sussex County Council as Highway Authority for all temporary directional signs to housing developments that are to be located on the highway. Further details of the process and how to apply are available here

<https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/temporary-development-signs/#overview>

Stephen Gee
West Sussex County Council – Planning Services